



23 Ledbury Close

, Redditch, B98 0BS

£1,200 PCM



A well presented three bedroom property in the popular area of Matchborough. Downstairs offers great living space with kitchen, living room and well appointed conservatory to the rear which offers further dining space. The conservatory leads out to a good sized garden with patio. From the kitchen is a useful outside covered area. Upstairs are two double bedrooms and a third single bedroom. EPC D and Council tax band B.





Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	87	England & Wales		EU Directive 2002/91/EC	62

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